

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 9/30/2019)

[Environment, Police Codes - Electric Vehicle Charging in Commercial Parking]

Ordinance amending the Environment Code to require commercial parking lots and garages with more than 100 parking spaces to install electric vehicle charging equipment; amending the Police Code to add compliance with the new requirement as a condition of existing as well as future permits for commercial parking lots and garages; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Existing Law

Existing law requires commercial parking lots and garages to obtain a permit to operate from the Chief of Police. Current law does not require installation of electric vehicle charging equipment in commercial parking lots and garages.

Amendments to Current Law

The proposed ordinance would amend the Environment Code to require commercial parking lots and garages on privately owned land with more than 100 parking spaces to install electric vehicle charging stations by January 1, 2023. A commercial parking lot or garage must install Level 2 charging electric vehicle stations at 10% of available parking spaces. Alternatively, the commercial parking lot or garage may install two or more fast charging electric vehicle stations, depending on the number of parking spaces at the commercial parking lot or garage, or may install functionally equivalent electric vehicle charging services such as battery swapping technology that meet certain requirements. The Director of the Department of the Environment (“Director”) may grant a full or partial waiver from the requirement based on (1) the inability of the existing utility infrastructure to supply sufficient electricity, (2) site conditions rendering compliance technically infeasible, or (3) the inability of the commercial parking lot or garage to locate a partner to install, maintain, and operate the infrastructure at minimal or no cost, despite good faith efforts. The waivers expire after a period of time, and the commercial parking garage or lot must either come into compliance or seek a new waiver.

The proposed ordinance authorizes the Director to issue administrative citations to commercial parking lots or garages that fail to comply with the requirements. The Director is also authorized to issue regulations necessary for implementation and enforcement.

The proposed ordinance amends the Police Code to modify the permitting program for commercial parking lots and garages by requiring compliance with the new electric vehicle charging provisions of the Environment Code as a permit condition.